

094.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

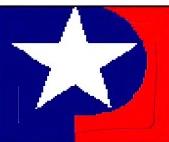
859,600 / 859,600

USE VALUE:

859,600 / 859,600

ASSESSED:

859,600 / 859,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
116		BRAND ST, ARLINGTON

OWNERSHIP

Owner 1:	SHABAREKH TIMOTHY & CHARLOTTE	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 116 BRAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	FLEMING JENNIFER ETAL/TRUSTEES -
Owner 2:	ELIZABETH A PARKER TRUST -
Street 1:	PRINCE LOBEL TYE LLP
Twn/City:	BOSTON
St/Prov: MA	Cntry:
Postal: 02110	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1937, having primarily Wood Shingle Exterior and 2224 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5000.000		460,600				399,000		859,600							
Total Card							0.115		460,600				399,000		859,600		Entered Lot Size					
Total Parcel							0.115		460,600				399,000		859,600		Total Land:					
Source: Market Adj Cost															386.60		Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
094.0-0003-0007.0								
Tax Yr								
2020	101	FV	460,600	0	5,000.	399,000	859,600	859,600 Year End Roll
2019	101	FV	398,300	0	5,000.	404,700	803,000	803,000 Year End Roll
2018	101	FV	398,300	0	5,000.	302,100	700,400	700,400 Year End Roll
2017	101	FV	398,300	0	5,000.	273,600	671,900	671,900 Year End Roll
2016	101	FV	398,300	0	5,000.	262,200	660,500	660,500 Year End
2015	101	FV	348,300	0	5,000.	222,300	570,600	570,600 Year End Roll
2014	101	FV	348,300	0	5,000.	210,900	559,200	559,200 Year End Roll
2013	101	FV	348,300	0	5,000.	200,600	548,900	548,900

Parcel ID

094.0-0003-0007.0

!7734!

PRINT

Date	Time
12/10/20	22:20:43

LAST REV

Date	Time
06/25/19	10:52:01

apro

7734

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
FLEMING JENNIFER	71522-273	1	8/24/2018		903,000	No	No		Elizabeth A Parker dod 3/18/2018			
PARKER ELIZABET	68551-201		12/8/2016	Convenience		No	No					
HESKETH LAURIE	55272-36		8/30/2010		571,000	No	No					
KIDAMBI VENKATE	51631-102		8/29/2008	Family	60,000	No	No					
PARSONS WAYNE L	34651-191		1/24/2002		415,000	No	No					
	10516-292		4/13/1964			No	No		N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/14/2019		SQ Returned							JO	Jenny O		
10/23/2018		Inspected							CC	Chris C		
9/11/2018		MEAS&NOTICE							CC	Chris C		
5/14/2018		Mail Update							MM	Mary M		
1/12/2009		Measured							336	PATRIOT		
3/29/2002		MLS							MM	Mary M		
2/2/2000		Meas/Inspect							197	PATRIOT		
12/1/1981									KM			

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good									16	WDK	8	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: 7 - Brick	A Bath: 1	Rating:									8	6	6	14
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN		3/4 Bath: 1	Rating: Average									8	4	20	2
View / Desir:				A 3QBth:	Rating:									11			
GENERAL INFORMATION				A HBth:	Rating:									UAT	SFL	FFL	26
Grade: C+ - Average (+)	Year Blt: 1937	Eff Yr Blt:		OthrFix: 1	Rating: Good									BMT	8	3	
Alt LUC:		Alt %:		Kits: 1	Rating: Very Good									5			
Jurisdct: G11		Fact: .		A Kits: 1	Rating:									12	FFL	BMT	7
Const Mod:				Fpl: 1	Rating: Average									8	UAT	SFL	FFL
Lump Sum Adj:				WSFlue: 1	Rating:									7	7	7	17
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %		Location:		Exterior:				No Unit	RMS	BRS	FL				
Partition: T - Typical	Prim Floors: 4 - Carpet	Sec Floors: 3 - Hardwood	25%	Total Units:		Interior:				1	9	3					
				Floor:		Additions:											
				% Own:		Kitchen:											
				Name:		Baths:											
				DEPRECIATION				Plumbing:									
				Phys Cond: VG - Very Good	4.6 %	Electric:											
				Functional:		Heating:											
				Economic:		General:											
				Special:		Totals				1	9	3					
				Override:													
				Total: 4.6 %													
CALC SUMMARY				COMPARABLE SALES				WtAv\$/SQ:				AvRate:					
				Basic \$ / SQ: 125.00													
				Size Adj.: 1.30298495													
				Const Adj.: 0.99493277													
				Adj \$ / SQ: 162.048													
				Other Features: 94200													
				Grade Factor: 1.10													
				NBHD Inf: 1.00000000													
				NBHD Mod:													
				LUC Factor: 1.00													
				Adj Total: 482805													
				Depreciation: 22209													
				Depreciated Total: 460596													
				Final Total: 460600													
				Val/Su SzAd: 286.44													
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 094-0-0003-0007.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			